

PREACTION SPRINKLER SYSTEM ANNUAL REPORT

Inspection, Testing, and Maintenance Cover Sheet NFPA 25 as amended by CCR, Title 19

Property Information:

Name: _____ Occupancy /Use: _____
 Address: _____ Construction Type: _____
 City: _____ No. Stories: _____
 ZIP: _____ Year Constructed: _____
 Contact: _____
 Telephone: _____



Contractor Information:

Name: _____
 Address: _____
 City: _____
 State: _____
 Telephone: _____
 CA License# _____
 Job # _____
 Performed by: _____
 (Print)

_____ Number of System Risers

Copy sent to:

☐ Owner Date _____
☐ Fire AHJ Date _____
☐ Contractor Date _____

NOTES:


1) For specific inspection, testing, and maintenance requirements and information, see NFPA 25, 2002 Edition as amended by California Code of Regulations, Title 19, §901 to §906.

2) Inspection items may be performed by the Owner in accordance with California Code of Regulations Title 19 §904.1(a)

Note: Contractor information may be pre-printed

Forms included with this report	NFPA 25 Chapter	Number of Forms	N/A	FAIL*	PASS
<input type="checkbox"/> Automatic Sprinkler System	5				
<input type="checkbox"/> Standpipe and Hose Systems	6				
<input type="checkbox"/> Private Water Supply System	7				
<input type="checkbox"/> Fire Pump	8				
<input type="checkbox"/> Water Storage Tank	9				
<input type="checkbox"/> Water Spray System	10				
<input type="checkbox"/> Foam Water Sprinkler System	11				

*See "Deficiencies and Comments" section at end of each respective form.

Inspection, Testing, and Maintenance Fire Sprinkler System NFPA 25, Chapter 5 as amended by CCR, Title 19		Page 1 of 4
<p>Date of Inspection, Testing, Maintenance: _____</p> <p>Property Information:</p> <p>Name: _____</p> <p>Address: _____</p> <p>City: _____</p>	<p>System Riser ID: _____</p> <p>Type of System:</p> <p><input type="checkbox"/> Wet Pipe</p> <p><input type="checkbox"/> Dry Pipe</p> <p><input type="checkbox"/> Preaction</p> <p><input type="checkbox"/> Deluge</p> <div style="text-align: center;">  </div>	

<p>Main Drain Test Results:</p> <p>Initial Static Pressure: _____ (psi)</p> <p>Residual Pressure: _____ (psi)</p> <p>Restored Static Pressure: _____ (psi)</p>	<p>Abbreviation Key:</p> <p>I = Inspection</p> <p>T = Test</p> <p>M = Maintenance</p> <p>A-O = After Operation</p> <p>MI = Per Manufacturer's Instructions</p>
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Item	Activity	Frequency	Description	NFPA 25 Reference	Fail	N/A	Pass
1.1	I	Daily Weekly	Preaction/Deluge Valves – Enclosure temperature	12.4.3.1			
1.2	I	Daily Weekly	Dry Pipe Valves – Enclosure temperature	12.4.4.1.1			
1.3	I	Quarterly	Gauges (Dry, Preaction, Deluge Systems)	5.2.4.2 5.2.4.3			
1.4	I	Quarterly	Control Valves	12.3.2.1			
1.5	I	Quarterly	Alarm Devices	5.2.6			
1.6	I	Quarterly	Gauges (Wet Pipe Systems)	5.2.4.1			
1.7	I	Quarterly	Hydraulic nameplate	5.2.7			
1.8	I	Quarterly	Pipe and Fittings	5.2.2			
1.9	I	Quarterly	Sprinklers	5.2.1			
1.10	I	Quarterly	Spare Sprinklers	5.2.1.3			
1.11	I	Quarterly	Fire Department Connections	12.7.1			
1.12	I	Quarterly	Alarm Valves – Exterior Inspection	12.4.1.1			
1.13	I	Quarterly	Preaction/Deluge Valves – Exterior Inspection	12.4.3.1.6			
1.14	I	Quarterly	Pressure Reducing Valves	12.5.1.1			
1.15	I	Quarterly	Dry Pipe Valves – Exterior Inspection	12.4.4.1.4			
1.16	I	Quarterly	Backflow Preventers	12.6.1			
1.17	I	Annually	Buildings	5.2.5			



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Date of Inspection, Testing, Maintenance: _____

System Riser ID: _____

Property Information:

Name: _____

Address: _____

City: _____


Type of System:

- ☐ Wet Pipe
- ☐ Dry Pipe
- ☐ Preaction
- ☐ Deluge



Item	Activity	Frequency	Description	NFPA 25 Reference	Fail	N/A	Pass
1.18	I	Annually	Hangers	5.2.3			
1.19	I	Annually	Seismic Braces	5.2.3			
1.20	I	5 Years	Hangers (Accessible concealed spaces)	5.2.3.3			
1.21	I	5 Years	Seismic Braces (Accessible concealed spaces)	5.2.3.3			
1.22	I	5 Years	Pipe and Fittings (Accessible concealed spaces)	5.2.2.3			
1.23	I	5 Years	Sprinklers (Accessible concealed spaces)	5.2.1.1.4			
1.24	I	5 Years	Alarm Valves – Interior Inspection	12.4.1.2			
1.25	I	5 Years	Alarm Valves - Strainers, filters, orifices	12.4.1.2			
1.26	I	5 Years	Check Valves – Interior Inspection	12.4.2.1			
1.27	I	5 Years	Preaction/Deluge Valves – Interior Inspection	12.4.3.1.7			
1.28	I	5 Years	Preaction/Deluge Valves - Strainers, filters, orifices	12.4.3.1.8			
1.29	I	5 Years	Dry Pipe Valves – Interior Inspection	12.4.4.1.5			
1.30	I	5 Years	Dry Pipe Valves - Strainers, filters, orifices	12.4.4.1.6			
2.1	T	Annually	Alarm Devices (90 Sec)	5.3.3 12.2.7			
2.2	T	Annually	Main Drain Test (Enter data on Page 1)	12.2.6 12.2.6.1 12.3.3.4			
2.3	T	Annually	Antifreeze Test	5.3.4			
2.4	T	Annually	Control Valve - Position	12.3.3.1			
2.5	T	Annually	Control Valve – Operation	12.3.3.1			
2.6	T	Annually	Supervisory	12.3.3.5			
2.7	T	Annually	Preaction Valve – Priming Water	12.4.3.2.1			
2.8	T	Annually	Preaction Valve – Low Air Pressure Alarm	12.4.3.2.10			
2.9	T	Annually	Preaction Valve – Full Flow Trip Test	12.4.3.2.2			



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Item	Activity	Frequency	Description	NFPA 25 Reference	Fail	N/A	Pass
2.10	T	Annually	Dry Pipe Valve – Priming Water	12.4.4.2.1			
2.11	T	Annually	Dry Pipe Valve – Low Air Pressure Alarm	12.4.4.2.6			
2.12	T	Annually	Dry Pipe Valve – Quick-Opening Device	12.4.4.2.4			
2.13	T	Annually	Dry Pipe Valve – Trip Test	12.4.4.2.2			
2.14	T	Annually	Backflow Preventer Assemblies	12.6.2			
2.15	T	3 Years	Dry Pipe Valve – Full Flow Trip Test	12.4.4.2.2.2			
2.16	T	5 Years	Gauges	5.3.2			
2.17	T	5 Years	Pressure Reducing Valve	12.5.1.2			
2.18	T	5 Years	Fire Department Connection Backflush	12.7.4			
2.19	T	5 Years	Sprinklers – Extra High Temperature	5.3.1.1.1.3			
2.20	T	5 Years	Sprinklers – Corrosive environment or corrosive water	5.3.1.1.2			
2.21	T	10 Years	Sprinklers - Dry	5.3.1.1.1.5			
2.22	T	20 Years	Sprinklers - Fast Response	5.3.1.1.1.2			
2.23	T	50 Years	Sprinklers	5.3.1.1.1			
2.24	T	75 Years	Sprinklers 75 years in service	5.3.1.1.1.4			
2.25	T		Sprinklers manufactured prior to 1920 – Replace	5.3.1.1.1.1			
3.1	M	Annually	Control Valves	12.3.4			
3.2	M	Annually	Preaction/Deluge Valves	12.4.3.3.2			
3.3	M	Annually	Dry Pipe Valves/Quick-Opening Devices	12.4.4.3.2			
3.4	M	Annually	Dry Pipe Valve – Low Point Drains	12.4.4.3.3			
3.5	M	5 Years	Obstruction Investigation	Chapter 13			

[illegible]